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November 19, 1996

TO: Tom Overturf**FAX#:** (310) 627-3109**FROM:** George Rhyner

Number of Pages (including this one): 1

Tom,

I have briefly reviewed the updated Conceptual Land-Use plan. I think the roadway locations shown along the east edge are adequate for the plans at this stage, although the "B" Street/Private Drive/Normandie Avenue intersection will require careful detailed design. Prior to PBR revising drawings for the EIR, however, I have the following comments:

- o We may not wish to call out an Auto Dealer or show this small of a size of retail center building area on any plans submitted to the City. It would not be the "worst case" required by CEQA and could also be used to produce some overly restrictive mitigation measures/conditions of approval; OK JAO.
- o The Capitals Metal parcel will need to be shown as "not a part" and the roadways revised for the Master Block alternative; and OK JAO.
- o The "project" land-use plan will need to show a private street (or other roadway) along the west edge of the MDRC portion of the retail center. OK JAO.

If you any have questions, please feel free to give me a call.

George

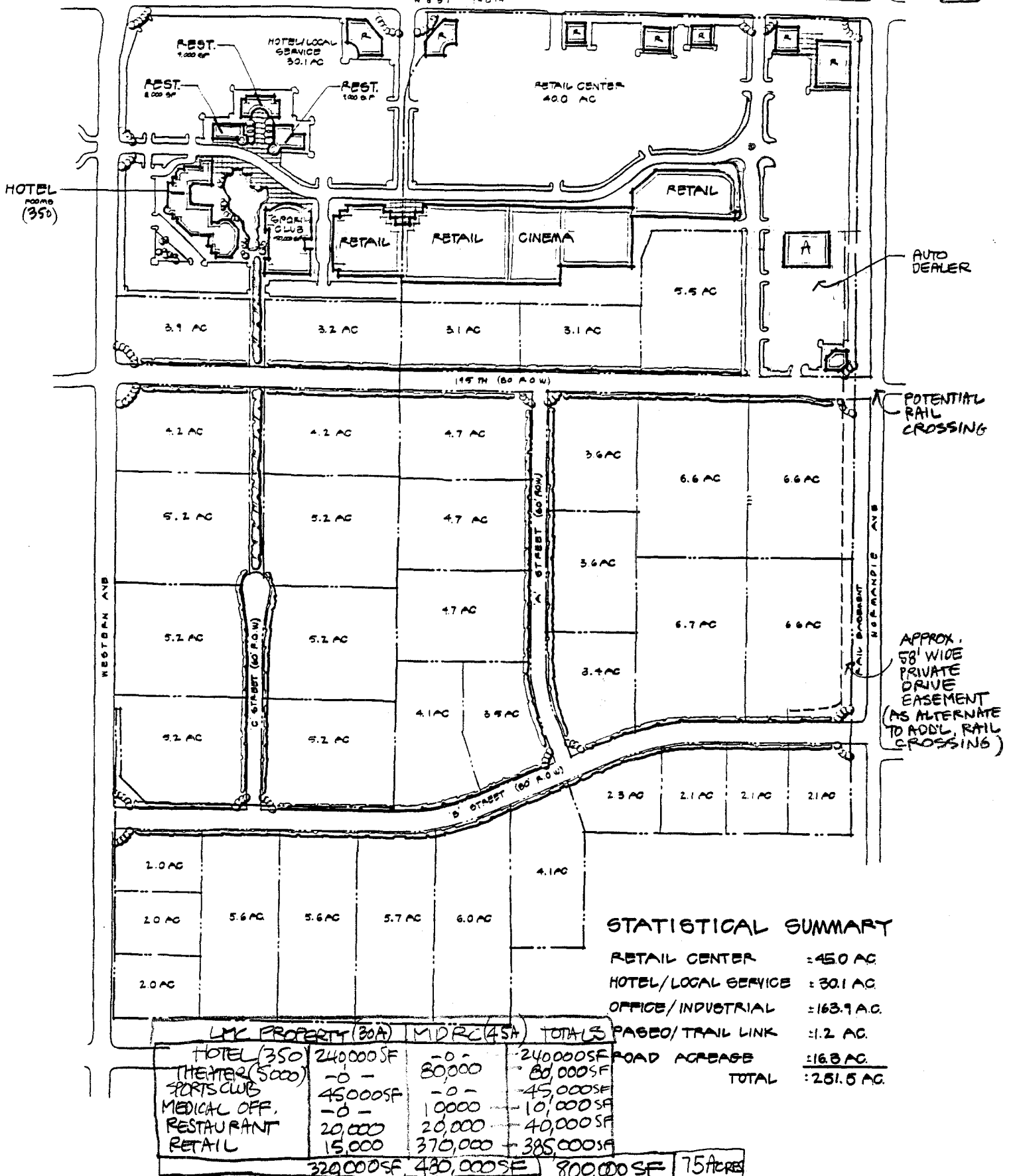
MENLO PARK

LOS ANGELES

SEATTLE

PRELIMINARY DISCUSSION DRAFT

PHIL
STEVE
MARIO
ALLAN



HARBOR GATEWAY CENTER CONCEPTUAL LAND USE PLAN

SCALE: 1" = 100'
DATE: NOV 1996
REV ONE: NOV 1896
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